

Conrad Posey Property
CH-746
Bel Alton
Private

circa 1895

Erected in 1895, the Conrad Posey Property is a good example of Victorian domestic and commercial architecture in Charles County. Situated in the village of Newburg, the Posey home and store were likely the anchor points of the fledgling hamlet. The dwelling consists of a two story, three-bay, Queen Anne inspired dwelling. According to local historian John Wearmouth, Conrad Posey erected the dwelling around 1895. After 1908 it is said to have been occupied by John Martin, storekeeper of the nearby storehouse.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. CH-746

1. Name of Property (indicate preferred name)

historic Conrad Posey Property

other Weddings Store

2. Location

street and number	12155 Rock point Road	not for publication
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city, town	Newburg	vicinity
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county Charles

3. Owner of Property (give names and mailing addresses of all owners)

name	Mil Mar & Sons Builders
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street and number	12155 Rock Point Road	telephone	301-932-0279
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city, town	Newburg	state	MD	zip code	20664
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4. Location of Legal Description

courthouse, registry of deeds, etc. Charles County Courthouse tax map and parcel: 79 p.60

city, town	La Plata, MD	liber	2913	folio	457
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5. Primary Location of Additional Data

☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report
☐ Other

6. Classification

Category		Ownership		Current Function		Resource Count		
						Contributing	Noncontributing	
<input type="checkbox"/>	district	<input type="checkbox"/>	public	<input type="checkbox"/>	agriculture			
<input checked="" type="checkbox"/>	building(s)	<input checked="" type="checkbox"/>	private	<input checked="" type="checkbox"/>	commerce/trade	<u>2</u>	<u>1</u>	buildings
<input type="checkbox"/>	structure	<input type="checkbox"/>	both	<input type="checkbox"/>	defense			sites
<input type="checkbox"/>	site			<input type="checkbox"/>	domestic			structures
<input type="checkbox"/>	object			<input type="checkbox"/>	education			objects
				<input type="checkbox"/>	funerary	<u>2</u>	<u>1</u>	Total
				<input type="checkbox"/>	government			
				<input type="checkbox"/>	health care			
				<input type="checkbox"/>	industry			
				<input type="checkbox"/>	landscape			
				<input type="checkbox"/>	recreation/culture			
				<input type="checkbox"/>	religion			
				<input type="checkbox"/>	social			
				<input type="checkbox"/>	transportation			
				<input type="checkbox"/>	work in progress			
				<input type="checkbox"/>	unknown			
				<input checked="" type="checkbox"/>	vacant/not in use			
				<input type="checkbox"/>	other:			
						Number of Contributing Resources previously listed in the Inventory		
						0		

7. Description

Inventory No. CH-746

Condition

<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated
<input type="checkbox"/> good	<input type="checkbox"/> ruins
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The Conrad Posey Property includes a two-story frame Victorian dwelling and storehouse lying in the village of Newburg. Erected in 1895, the dwelling faces north and is set slightly back from the road adjacent to the railroad. The dwelling consists of three-bay front gable main block facing the street. Attached to the rear of the main block is a single-pile 2-story T-plan structure smaller in scale than the principal front-gable wing. The east and west gable ends include 2-story projecting bays. A hipped roof wrap-around porch visually unifies the wings. An L-shaped porch shelters the rear original kitchen entrance. Original 2/2 windows framed with square edged surrounds finished with a molded cornice. The Victorian storehouse stands to the east of the dwelling along with a non-contributing modern garage.

The north elevation includes three second-story symmetrical windows below a decorative arched window in the attic-story gable. The first floor includes a side-passage configuration where two windows stand to the east followed by a transom and light door to the west. On the opposite side of the door is another window in the enclosed porch addition. Moving counterclockwise, the west elevation includes a single second-story window flanking the north corner over a grouping of three 2/2 windows in the porch addition. A doorway stands on the opposite side of the grouping. The projecting bays hold three windows on the first and second-story, while a single second floor window is located in the narrow north wall of the rear wing.

Viewed from the southwest corner of the lot, the rear kitchen wing includes two second-story and two first-floor windows, one of which is placed in a small shed addition extending from the west wall. The south elevation includes a single centered second story window above a rear shed addition and porch. The east elevation of the main block includes a single second story window above a doorway. The wing holds three windows in each of the first and second stories. The rear wing holds two second story windows above a doorway sheltered by the hipped roof porch and a window in the enclosed addition.

The floorplan is irregular consisting of a variation of the side-passage plan. The principle entrance enters onto a stair-passage. To the left is a formal parlor with an original large mirrored mantle. The stair-passage also includes a hall that leads to the rear of the dwelling by way of a curved hallway. Reeded trim with bullseye medallions frame the windows and 5-panel doors.

The dwellings was altered around 1990 when vinyl siding was added along with a concrete porch floor, new porch columns and front door. Dropped ceilings were added to house ductwork for the HVAC system. At this time the kitchen was relocated to the original dining room.

The now vacant storehouse stands directly on Rock Point Road and is a three bay front-gable frame structure with original weatherboard siding, metal roof and 2/2 windows. A shed addition with false-front extends from the west elevation and a concrete block shed extends from the east.

8. Significance

Inventory No. CH-746

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> recreation	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input type="checkbox"/> community planning	<input type="checkbox"/> exploration/	<input type="checkbox"/> maritime industry	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation	<input type="checkbox"/> settlement	<input type="checkbox"/> military	<input type="checkbox"/> other:	
Specific dates	1895	Architect/Builder	Unknown		
Construction dates	1895				

Evaluation for:

☐ National Register ☐ Maryland Register ☒ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance reports, complete evaluation on a DOE Form - see manual.)

Erected in 1895, the Conrad Posey Property is a good example of Victorian domestic and commercial architecture in Charles County. Situated in the village of Newburg, the Posey home and store were likely the anchor points of the fledgling hamlet. The 1880 Maryland Directory identifies Newburg as being located "six miles from Cox's Station, 77 from Baltimore and near the Potomac River. Land is 1/2 cleared, light clay and gravelly formation; sells for \$8 to \$20 per acre; produces 6 to 25 bushels of wheat, 15 to 40 oats; 160 potatoes; 30 corn; 1200 Lbs of tobacco and 1 ton hay. " The population was 75. Two physicians resided in the area. There were two general merchandise stores, a blacksmith shop and a mill nearby. (1) According to local historian John Wearmouth, Conrad Posey erected the dwelling around 1895. After 1908 it is said to have been occupied by John Martin, storekeeper to the nearby storehouse. (2)

Following the Civil War, Charles County suffered the same fate as most of the southern states. The basis of the economy, slave labor, was gone. While planters continued to rely heavily on tobacco cultivation, slave labor was replaced with various systems of tenancy or wage labor. Due to dwindling profits, credit collapsed and many planters fell deep into debt. In addition, Federal taxes levied by the "carpet-bag" government threatened landowners with the loss of their land. This lack of capital made it difficult for farmers to branch out into other agricultural and commercial pursuits.

The turmoil of the Reconstruction era continued in Charles County well into the 20th century. Because of these economic difficulties, population growth in the county stagnated between 1860 and 1920. The general economic decline, and later, stagnation that followed the Civil War is evident in the census figures between 1860 and 1890. By 1890, the number of county residents was nearly 1,400 less than in 1860. With little industry or profitable agriculture drawing new residents to the county during the post-Civil War era, many young Charles County residents moved away as they reached maturity.

Consequently very little new construction or innovation emerged before World War I. During the late 19th and early 20th centuries local merchants fared better than many in the staggering economy, supplying necessary goods to residents. Often they built some of the most substantial dwellings to survive from the late 19th century. Brinkwood (CH-213), Shea Farmhouse (CH-745) and Newport Hall (CH-726) are similar examples.

(1) The Maryland Directory 1880. J. Frank Lewis & Co., Baltimore.

(2) John Wearmouth Historic Sites Collection. Southern Maryland Studies Center. College of Southern Maryland, La Plata Campus.

9. Major Bibliographical References

Inventory No. CH-746

10. Geographical Data

Acreage of surveyed property 1.073

Acreage of historical setting unknown

Quadrangle name Colonial beach North

Quadrangle scale 1:24,000

Verbal boundary description and justification

The property is associated with Charles County property Tax Map 79 p. 60.

11. Form Prepared By

name/title Cathy Hardy/Historic Sites Surveyor

organization Charles County Planning

date 7/18/2002

street and number 200 Baltimore Street

telephone 301-396-5815

city or town La Plata

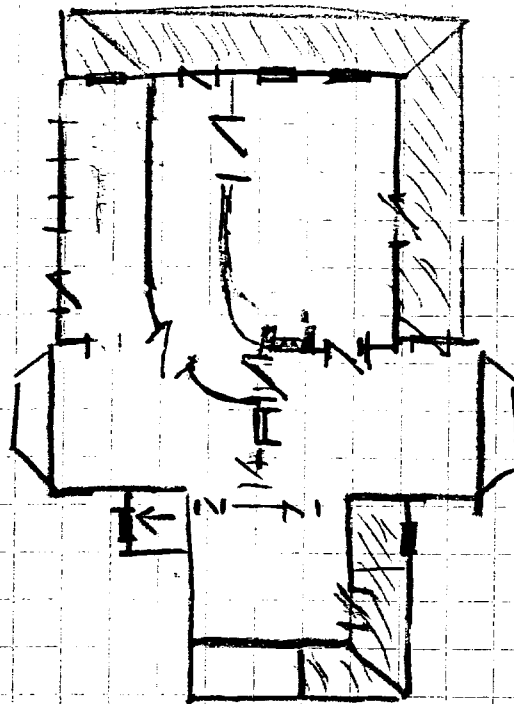
state MD zip code 20646

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

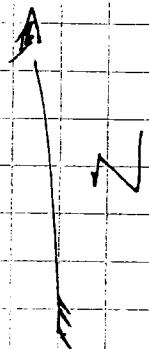
The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville MD 21032
410-514-7600

CH-746 Charles County, MD
Name: CONRAD ROSEY HOUSE
Location: NEWBURY, MD
Quad: COLONIAL BEACH N.



DWELLING



ROCK POINT ROAD

STORE

HOUSE

CONT.
GARAGE

NOT DRAWN TO SCALE



CH-746 Charles County, MD
Name: CONRAD POSEY HOUSE
Location: NEWBURG
Quad: COLONIAL BEACH NETH



CH-746
CONRAD POSEY HOUSE & STORE
CHARLES CO. MD

C. HARDY

4/2002

MD SHPO

LOOKING SE

10Fb



CH-746
CONRAD POSEY HOUSE & STORE
CHARLES CO. MD

C. HARDY

4/2002

MD SHPO

REAR ELEVATION

2/6



CH-746
CONRAD POSEY HOUSE & STORE
CHARLES CO. MD

C. HARDY

4/2002
MD SHPO

INTERIOR, LOOKING W

3/6



CH-746
CONRAD POSEY HOUSE & STORE
CHARLES CO, MD
C. HARDY
4/2002
MD SHPO

MANTLE

LOOKING S 4/06



CH-746
CONRAD POSEY HOUSE & STORE
CHARLES CO. MD
C. HARDY
4/2002
MD SHPO
HALL DETAIL (WALL)
50P6



CH-746
CONRAD POSEY HOUSE & STORE
CHARLES CO. MD
C. HARDY
4/2002
MD SHPO
STOREHOUSE, LOOKING SE
60PL